



AUCTION ONE
The Property Auctioneering Co

29 E Courtenay Street,
George, 6530
Tel: (044) 012 5004
Cell: (084) 556 6166
Email: greg@auctionone.co.za

BIDDER'S INFORMATION PACK

- Auction Date:** 21 October 2021.
- Auction Time:** 12:00 pm.
- Property Address:** 15 A Rooibos Street, Blue Mountain Village
- Viewings:** By Appointment
- Auction Venue:** Onsite
- Contact Person:** Greg King - 084 556 6166.
Juanita Eksteen - 083 459 8777

15 A ROOIBOS STREET, BLUE MOUNTAIN VILLAGE, GEORGE



DISTRESSED SALE – 3 BED DUPLEX IN BLUE MOUNTAIN SECURITY VILLAGE!



PROPERTY DESCRIPTION

Property Address: 15 A Rooibos Street, Blue Mountain Village, George
Erf Number: 26154
Erf/Stand Size: 352 sqm
Rates: R 759,00

DISTRESSED SALE – 3 BED DUPLEX IN BLUE MOUNTAIN SECURITY VILLAGE!

Fantastic opportunity to make this 3-bedroom duplex property in the Secure Blue Mountain Security Estate yours!

The charming unit consists of 3 bedrooms, 2 full bathrooms (One being ensuite), an open-plan lounge dining kitchen (with scullery) area. The lounge has sliding doors which lead onto the patio and a good-sized enclosed back garden. In addition, the house offers an extra-length automated single garage with a laundry area and staff toilet.

The lounge, patio, and two of the bedrooms are sunny with these areas facing in a northerly direction. The 22sqm Covered patio is completed by a built-in braai that has hardly been used as the couple are elderly.

The home offers excellent value for money to a wide range of buyers:

1. First time home buyers
2. Homeowners scaling down
3. Small family
4. Rental investment
5. Etc etc

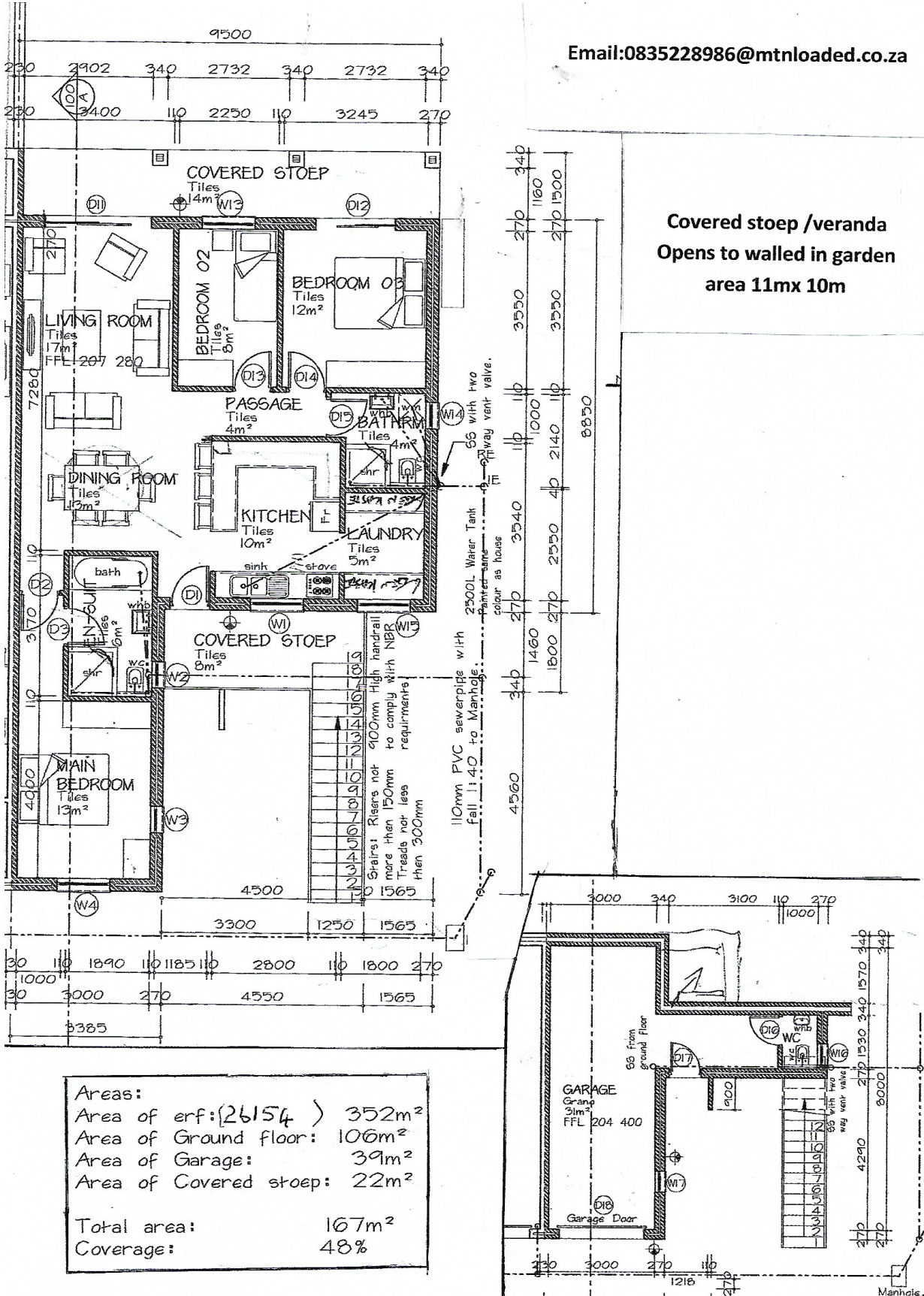
With added features of water tanks and having a side ramp to avoid the stairs to the front door, this home will tick a lot of boxes.

Don't miss out on this auction! Opportunity awaits!

*Home Owners Association can be downloaded from our website



HOUSE PLAN



Email: 0835228986@mtloaded.co.za

Covered stoep / veranda
 Opens to walled in garden
 area 11mx 10m



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RATES ACCOUNT



VAT No. 4630193664
P.O.BOX 19, GEORGE, 6530
Tel: (044) 801-9111 Fax: 086 589 6402
EMAIL: accounts@george.gov.za

EMAIL

GRG 1002214031



MR/MRS M&JR WALLIS
15A CEDERBERG STREET
BLUE MOUNTAIN ESTATE
GEORGE
6529

Page: 1 of 1

GEORGE MUNICIPALITY Tax invoice

STATEMENT DATE	27/09/2021
TAX INVOICE NO.	10190151
ACCOUNT NO.	GRG 1002214031
RECEIPTS POSTED TILL	22/09/2021
GUARANTEE / DEPOSIT	900.00-
SUBURB	95 26154 00000
VALUATION	1348000
SITE ADDRESS:	CEDERBERG STREET 15A
DEBTS DUE BY TENANTS	0.00
CLIENT VAT NO.	

SERVICE	OPENING BALANCE	RECEIPTS	CHARGE	INTEREST	ADJUSTMENTS	VAT	CLOSING BALANCE
	701.10	217.99-	198.91	2.44	0.00	29.83	714.29
	1048.24	258.26-	231.16	3.99	0.00	34.67	1059.80
	876.47	94.51-	249.43	3.97	0.00	37.41	1072.77
	2978.17	729.24-	759.72	13.04	0.00	0.00	3021.69
TOTAL	5603.98	1300.00-	1439.22	23.44	0.00	101.91	5868.55

PLEASE SEE REVERSE FOR IMPORTANT NOTES.

OFFICE HOURS
08H00 -15H30 MONDAY - FRIDAY
EXCLUDING PUBLIC HOLIDAYS

PAY POINTS
MUNICIPAL OFFICES: GEORGE,
UNIONDALE, HAARLEM,
POST OFFICES, PICK 'N PAY, SPAR,
PEP STORES AND EASYPAY POINTS
COUNTRYWIDE.

MESSAGE
PLEASE NOTE THAT YOUR
ACCOUNT NUMBER, MUST BE
PROVIDED AT ALL TIMES, WHEN
YOU LODGE ANY ACCOUNT QUERY,
OR REQUEST A DUPLICATE
ACCOUNT STATEMENT.

Attention all consumers

It is the responsibility of each and every consumer to enquire from the municipality if no account is delivered before the due date. Enquiries with regards to accounts can be made with the following options:

- 1) Email: Accounts@george.gov.za
- 2) Telephone: (044) 801 9111

Thank you.

TOTAL VAT	ARREARS	CURRENT	PAYMENT DATE		AMOUNT DUE	
101.91	4327.42	1541.13	15/10/2021		R5868.55	
	FUTURE	CURRENT	30 DAYS	60 DAYS	90 DAYS	90 DAYS +
MONTHLY	0.00	1541.13	1577.62	1554.43	1195.37	0.00
ANNUAL	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL	0.00	1541.13	1577.62	1554.43	1195.37	0.00

Water:1401	Cons/Days	12	28.00			
Water:1401	Basic New	1	100.91	106.82	13.93	
Water:1401	>0-6Kl New	6	17.67	121.92	15.90	
Water:1401	Free New	6-	17.67	121.92-	15.90-	
Water:1401	>6-15Kl New	6	17.67	121.92	15.90	

CLIENTS ARE KINDLY REQUESTED TO HAVE THEIR PRE-PAID METER NUMBER PRESENT WHEN PURCHASING ELECTRICITY. NO LIABILITY IS ACCEPTED IF THE WRONG PRE-PAID METER NUMBER IS SUPPLIED TO THIS AUTHORITY.

PAYMENT DETAILS

ACCOUNT: GRG 1002214031

ALLOCATION: 0118 ACCOUNT NUMBER: 1002214031

Post Office: We deliver, whatever it takes.

Checkers

Pick n Pay

SPAR

SHOPRITE

pay@

PEP

SnapScan

masterpass

zapper

FNB

BRANCH CODE: 210554

ACCOUNT NUMBER: 62869623150

11413 0010 0221 4031

Tp.	Meter No.	Previous	New Reading	Factor	Consumption	Period Daily Aver.
W	HKU8746	1232	1244		12.000	13/08-10/09 .42



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LEVY STATEMENT

Blue Mountain Village HOA

PO Box 13284
Garden Route Mall
Western Cape 6546 ZA
044 805 7118
admin@bmvhoa.co.za
www.bmvhoa.co.za

Statement

TO
LS 26154 M & JR WALLIS
PO Box 12593
Garden Route Mall
6546

STATEMENT NO. 4883
DATE 18/08/2021
TOTAL DUE R703.00
ENCLOSED

DATE	DESCRIPTION	AMOUNT	BALANCE
17/07/2021	Balance Forward		703.77
27/07/2021	Payment	-703.77	0.00
01/08/2021	Invoice No.96844	704.00	704.00
02/08/2021	Payment	-705.00	-1.00
01/09/2021	Invoice No.97533	704.00	703.00

Current Due	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due	Amount Due
704.00	-1.00	0.00	0.00	0.00	R703.00



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PHOTOGRAPHS





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PHOTOGRAPHS





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CPA REGULATIONS & PRE-REGISTRATION

South African consumers are now amongst the best protected consumers in the world and the purpose of the Act is to promote fair business practice and to protect consumers against deceptive, misleading, unfair or fraudulent conduct. It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions:

1. SA Identity Document;
2. Current utility bill addressed to your physical address;
3. In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter of authority on an official letterhead of that entity, authorising you to bid, sign all necessary documents and effect transfer on behalf of the entity which must be accompanied by a certified copy of the resolutions by the directors, trustees or members of the entity authorizing you to do so;
4. A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months;
5. Copy of the Entity's FICA Documents;
6. VAT Registration Documents;
7. Income Tax Reference Number and proof of marital status.

Should you not be able to attend the auction on the day, we welcome you to register as an online bidder:

<https://auctionslive.com/app/bidder-registration/xXDy>

Kindly contact the office at 044 012 5004 should you require further details.

Online bidder registration will be subject to a refundable registration deposit being paid.



AUCTION RULES AND PROCEDURES

1. Auction with Reserve means that the property will be sold to the highest bidder but subject to confirmation by the Seller who has a predetermined period in which to accept or reject the offer.
2. The conduct of the auction is subject to the control of the Auctioneer of the day who has the sole right to regulate the bidding procedure.
3. Auctions commence at the advertised time and will not be delayed to accommodate any persons who arrive late. The Conditions of Sale will be read out at the advertised time.
4. A prospective bidder cannot participate in the bidding process if not registered as a bidder. The registration process includes (i) registration of the prospective bidder's identity, (ii) residential address, (iii) contact details, (iv) full signature on the bidder's roll prior to the commencement of the auction.
5. All registered bidders must (i) thoroughly inspect the property and/or goods and (ii) accept the Conditions of Sale as read out before the bidding starts and must not bid unless he or she has done so.
6. We are selling per rising bid in South African Rand.
7. The Vat status of the Seller will be read out at the auction.
8. Any error by the Auctioneer shall be entitled to be corrected by him/her.
9. A person who attends the auction to bid on behalf of another person, must produce a letter of authority that expressly authorises him/her to bid on behalf of that person. Where a person is bidding on behalf of a company, the letter of authority must appear on the letterhead of the company and must be accompanied by a certified copy of the resolution authorising him or her to bid on behalf of the company.
10. In the event of any dispute between the bidders, the decision of the Auctioneer shall be final and binding.
11. At the auction, after reading of the Conditions of Sale and before the bidding starts, registered bidders will be able to ask questions regarding the auction procedure and/or the property for sale.
12. The Purchaser shall not be held liable for any arrears unless otherwise stipulated in the Sales Contract.
13. Every bid shall constitute an irrevocable offer to purchase the property for the amount bid, which the Seller or the Auctioneer may accept or reject in their absolute discretion. The Seller and the Auctioneer are entitled to withdraw the property from sale prior to acceptance by the Seller immediately on the fall of the hammer. This will be paid into the Seller's nominated Conveyancing attorney's trust account.



AUCTION RULES AND PROCEDURES

14. The highest bidder ("the Purchaser") shall sign the Sales Contract and pay a 7.5% deposit, Auctioneers commission, document fee, and advertising costs immediately on the fall of the hammer. This will be paid into the Seller's nominated Conveyancing attorney's trust account.
15. If no bid equals or exceeds the reserve price, the property may be withdrawn from the auction. The Seller shall be entitled to instruct the auctioneer to accept any lower bid.
16. The Seller has a pre-agreed confirmation period to accept or reject the offer. No bid may be withdrawn after the fall of the hammer until the expiry of the confirmation period. During this time the offer shall be open for acceptance by the Seller or his agent and if the offer is accepted, the sale shall be deemed to be a sale by auction for purposes of the Act.
17. The Purchaser's offer shall remain open for acceptance by the Seller or by the Auctioneer on behalf of the seller, until expiry of the confirmation period. The Purchaser and the Auctioneer acknowledge and agree that this provision is for the benefit of the Seller.
18. The Purchaser's offer shall be deemed to have been accepted only when the Seller or the Auctioneer, whichever may be applicable, has signed the Sales Contract on behalf of the Seller and the Seller shall not be required to notify the Purchaser of the acceptance of its offer prior to expiry of the confirmation period.
19. The Purchaser hereby nominates Highest Bid (Pty) Ltd t/a Auction One Garden Route as its agent for the purpose of receiving and accepting notification of acceptance of this offer.
20. Should the Seller reject the Purchaser's offer, the Auctioneer will instruct the Conveyancing attorney to repay to the purchaser any deposit and commission paid to it in terms of the Sales Contract within a reasonable time.
21. In the event of the sale requiring the consent of any statutory authority or any court of law, then this auction sale is subject to the granting of such consent.
22. Upon signature of the conditions of sale by the purchaser, the purchaser will pay to the Auctioneer over and above the bid price a buyer's premium (commission) equal to 10% (ten per cent) of the bid price or a minimum fee of R30,000 should be bid be less than R300,000 thereon being Auctioneers commission. In addition the purchaser will also pay the advertising costs and document fee the amount which will be made know prior to the start of the auction. The full bid price of the property must be paid upon registration of transfer of the property into the name of the purchaser for which the purchaser will be obliged to deliver a bank guarantee, acceptable to the SELLER, within 14 (Fourteen) days after confirmation of the sale by the SELLER or the Auctioneer.
23. The rules of the auction meet the requirements of the Consumer Protection Act, Act 68 of 2008 ("the Act") to the best of the Auctioneer's knowledge.



AUCTION RULES AND PROCEDURES

24. Section 45 (1) to (4) are brought to the registered bidders' attention:

"Auctions 45. (1) In this section, "auction" includes a sale in execution of or pursuant to a court order, to the extent that the order contemplates that the sale is to be conducted by an auction.

(2) When goods are put up for sale by auction in lots, each lot is, unless there is evidence to the contrary, regarded to be the subject of a separate transaction.

(3) A sale by auction is complete when the auctioneer announces its completion by the fall of the hammer, or in any other customary manner, and until that announcement is made, a bid may be retracted.

(4) Notice must be given in advance that a sale by auction is subject to - (a) a reserved or upset price; or (b) a right to bid by or on behalf of the owner or auctioneer, in which case the owner or auctioneer, or any one person on behalf of the owner or auctioneer, as the case may be, may bid at the auction."

25. Section 55 (1) expressly states that the cooling off period does not apply to goods bought on auction: "Consumer's rights to safe, good quality goods 55. (1) This section does not apply to goods bought at an auction, as contemplated in section 45."

DISCLAIMER: Whilst all reasonable care has been taken to provide accurate information, neither Highest Bid (Pty) Ltd t/a Auction One Garden Route nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by an person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of Highest Bid (Pty) Ltd t/a Auction One Garden Route or the Seller/s or any other person. Bidders must register to bid and provide original proof of identity and residence on registration.



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COMPANY INFORMATION

Auction One Garden Route is headed up by Greg and Claire King who have over 15 successful years of experience in all facets of the property industry. Auction One was established in the Eastern Cape by Justin Rohtbart who has successfully grown and expanded the Auction One reach to the Garden Route area and the rest of South Africa.

When it comes to no nonsense property sales nothing can beat an Auction to get qualified buyers on the spot to compete against each other to get you the best value the market has to offer.

Auctions are suited to commercial, residential, apartments, vacant plots, farms, industrial property as well as high demand properties.



How to find us:

Address:

29 E Courtenay Street, George.

Contact Number:

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Email Address:

greg@auctionone.co.za | gardenroute@auctionone.co.za

Website:

<http://www.auctionone.co.za>